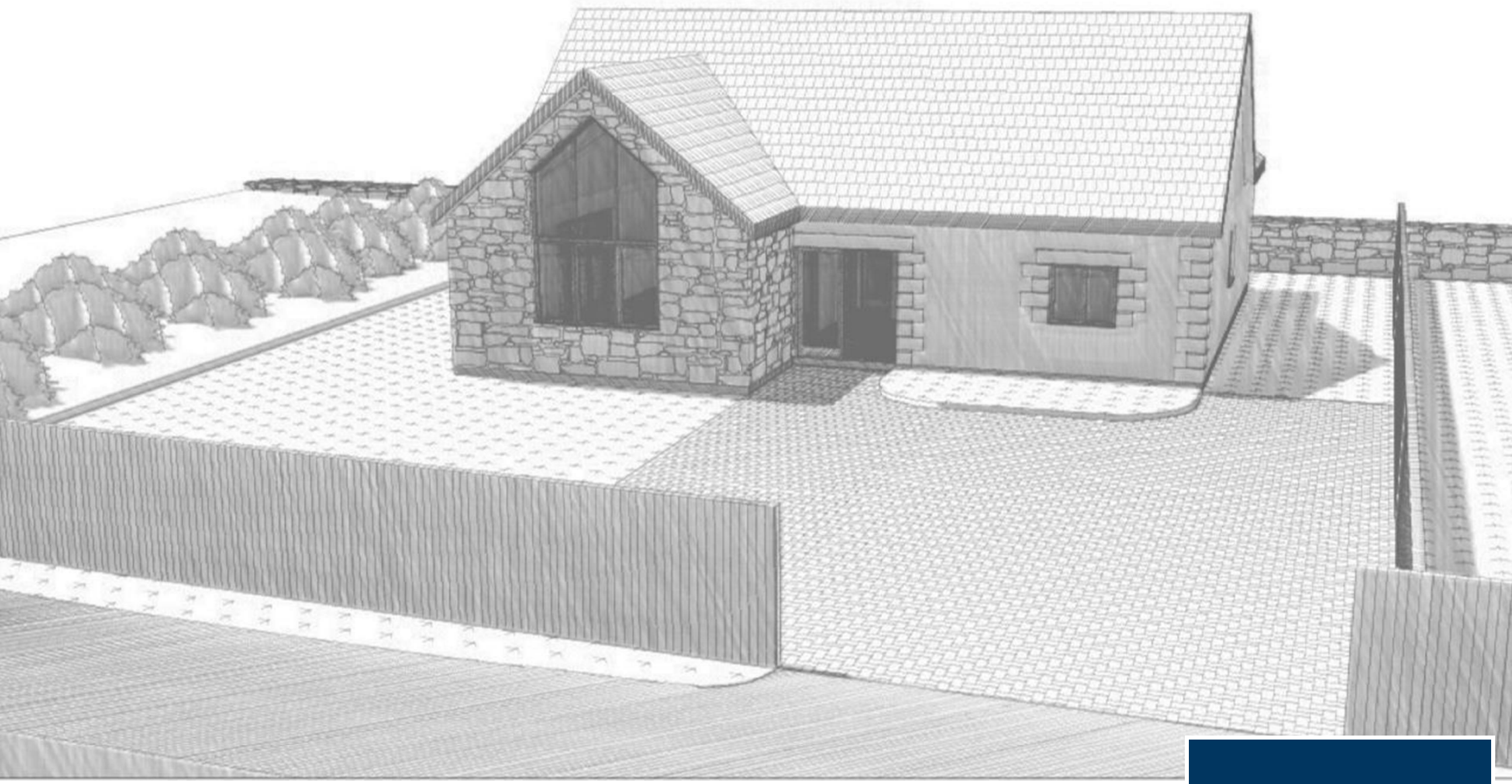


Plot Adjacent to Moon Barn, Trewennack, TR13 0PG

£120,000 Freehold

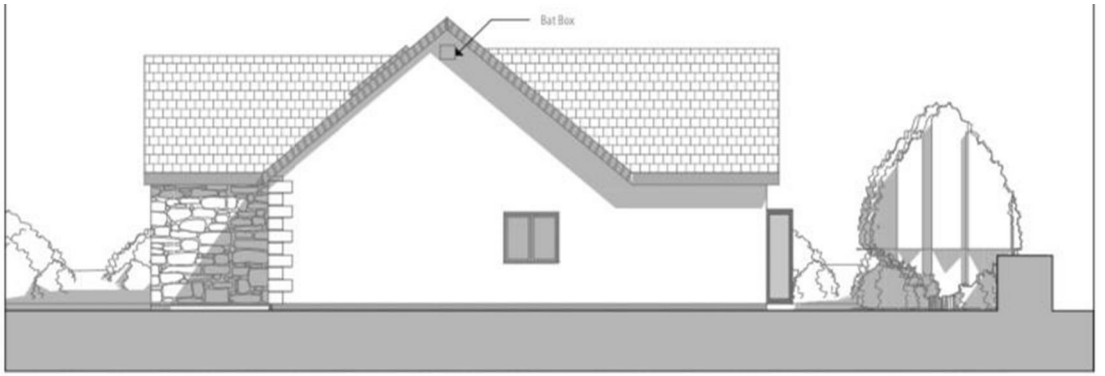
CHRISTOPHERS

ESTATE AGENTS

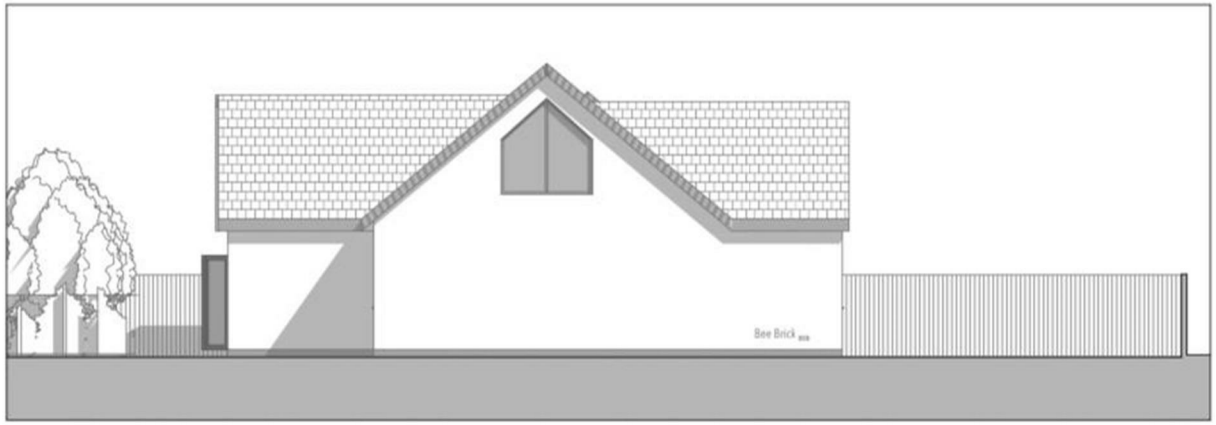
Plot Adjacent to Moon Barn,

- PLANNING APPLICATION NUMBER PA24/08215
- SITUATED ON THE EDGE OF OPEN FARMLAND
- ARCHITECT DESIGNED FOUR BEDROOM PROPERTY
- IMPRESSIVE MASTER SUITE
- MODEST FRONT AND REAR GARDENS
- OFF ROAD PARKING

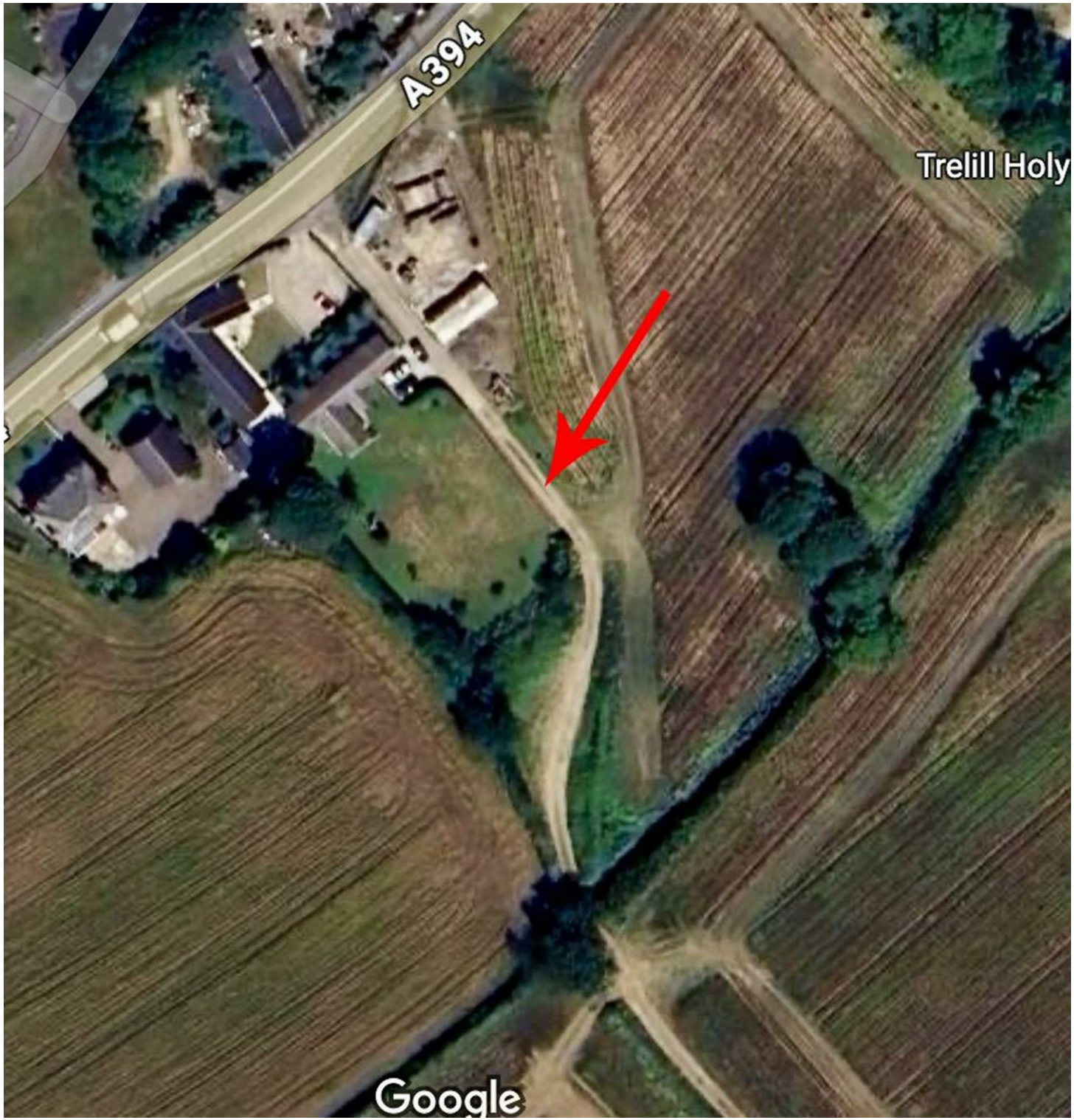
North East Elevation
1:100



North West Elevation
1:100



South East Elevation
1:100



Occupying a superb position on the edge of open farmland with beautiful rural views, this individual building plot offers an exceptional opportunity to create a spacious, architect-designed four-bedroom home in a sought-after location. Ideally situated for access to Helston, Falmouth, and Truro, the site strikes a perfect balance between rural tranquillity and convenience.

Full planning permission has been granted under application reference PA24/08215, with plans available to view on the online planning register.

The proposed property has been thoughtfully designed to offer generous living accommodation, including a stunning triple aspect open-plan living area with bi-fold doors opening onto the garden – perfect for modern family life and entertaining. The ground floor also features two double bedrooms, one with an en-suite, a family bathroom, and a utility room.

Upstairs, the impressive master suite provides for a peaceful retreat, complemented by a further double bedroom. Externally, the finished home will enjoy modest gardens to both front and rear, along with off-road parking.

This is a rare and exciting opportunity for self-build enthusiasts or developers to create a bespoke home in a beautiful setting.

LOCATION

The plot enjoys a tucked away location within the small hamlet of Trewennack on the outskirts of Helston. Enjoying the feeling of country life yet being conveniently located for access to major towns such as nearby Helston as well as Falmouth and Truro the property is also well placed to access all of the surrounding Countryside as well as the nearby Coastline and the Helford River.

DIRECTIONS

From Helston take the Falmouth road and head towards the hamlet of Trewennack. As you enter Trewennack you will pass the 30mph speed limit sign and the turning for the plot will be found a short distance on the right hand side, indicated by a Christophers For Sale Board. Turn down the lane and park in the parking bay for Moon Barn on your right hand side.

SERVICES

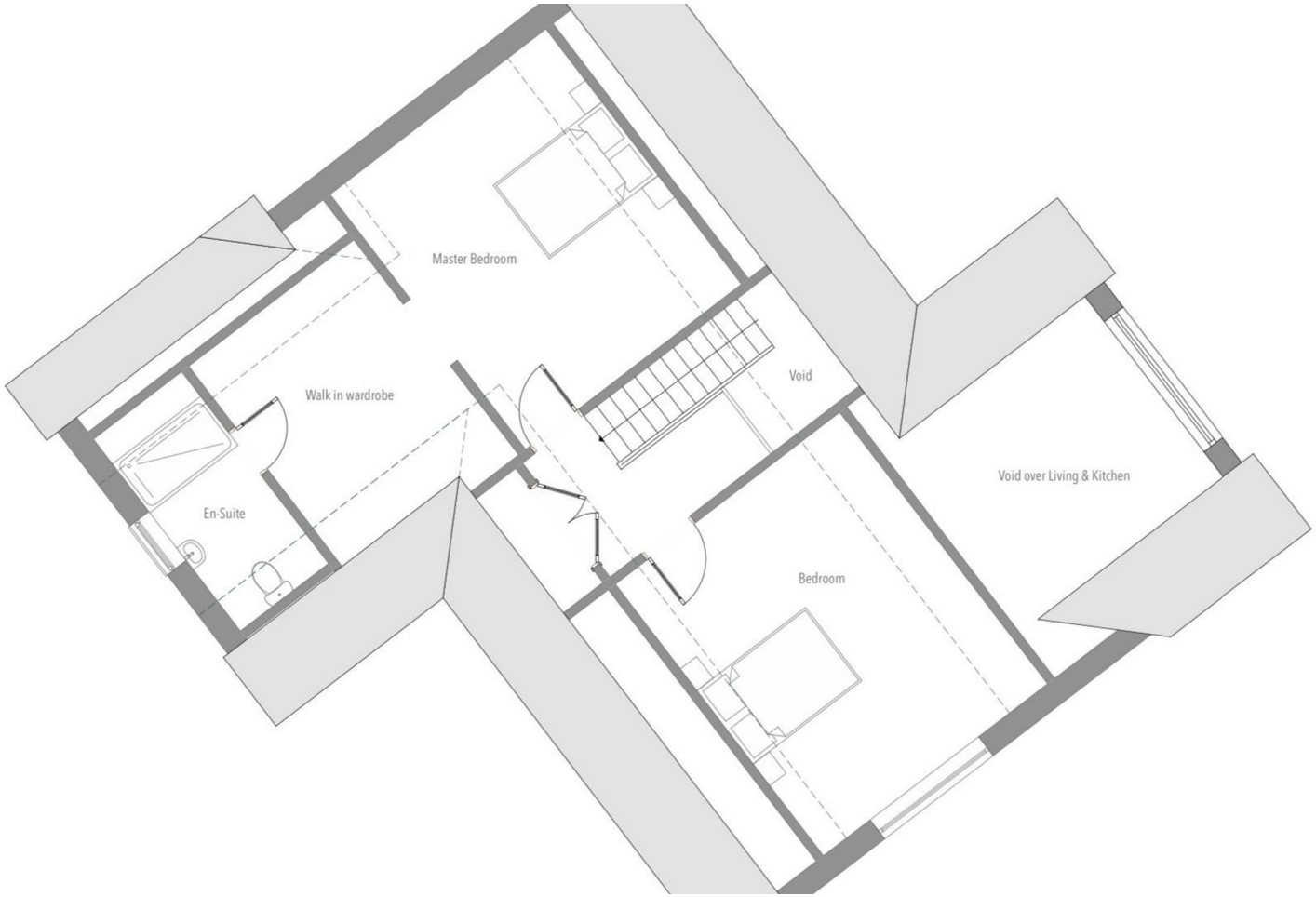
The purchaser will be responsible for connection of services including provision for private drainage.

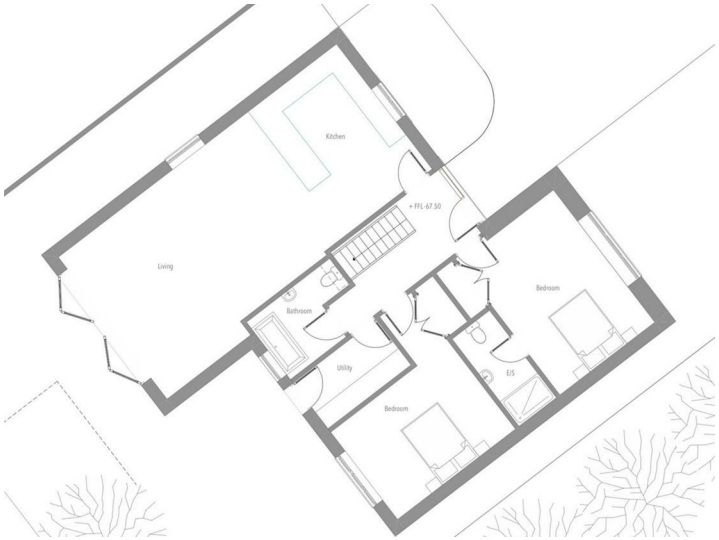
AGENTS NOTE

Japanese Knotweed has been previously identified at the property and the site is currently subject to a management plan with an insurance backed guarantee. Further details and confirmation available on request.

AGENTS NOTE TWO

The seller will erect a boundary fence on completion.





ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

MOBILE AND BROADBAND

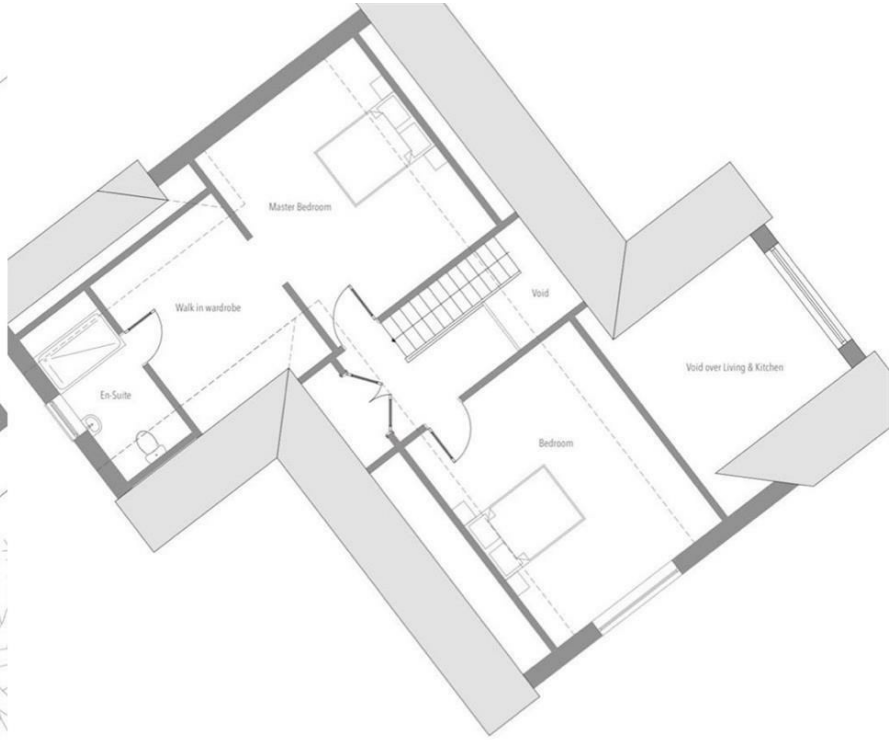
To check the broadband coverage for this property please visit -
https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit -
https://checker.ofcom.org.uk/

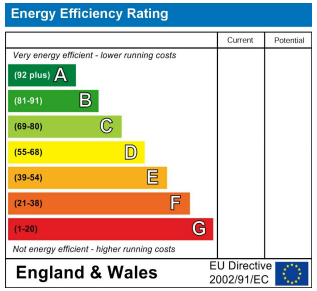
PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

Details prepared April 2025.





These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Christophers Estate Agents

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CHRISTOPHERS

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